

Typical Housing Advisory Board Agenda

Call to Order

Roll Call

Chair Announcements

Board Announcements

Staff Announcements

Regular Business

- 1) Minutes
- 2) Consent Calendar
- 3) Consideration/Review of Special Projects

Executive Report

- 1) Program Activity
- 2) Paint-Up Fix-Up Activity
- 3) Dumpsters
- 4) First Time Homebuyers Program Update
- 5) Attendance

Other Business

Adjournment

The meeting room is wheelchair accessible. Accommodations and access to City meetings for people with other special needs must be requested of the City Clerk at 441-4175 in advance of the meeting. The agenda and other materials are available in alternative formats upon request.

Housing Advisory Board (Advisory to the Eureka City Council)

Please Contact Staff for Information to Apply

Charlie Bean, Vice-Chair

Kay Escarda, Chair

Dave Barry

Maggie Kraft

Sylvia Shaw

Margaret Stevens

Vacant

Schedule of Meetings

Second Wednesday of the Month
Noon - City Council Chambers, 2nd Floor
Eureka City Hall
531 K Street
Eureka, CA 95501

City Staff

Rob Holmlund, Director
Economic Development & Housing
Melinda Petersen, Housing Projects Manager
Swan Asbury, Secretary



Revised 7.27.15



City of Eureka Housing Programs

**For additional program information please
access our website at:**

www.ci.eureka.ca.gov

(Click on "Building Dept.", then "Housing")

Or call City Staff at (707) 441-4214



Housing Advisory Boardmembers are Eureka citizens appointed by the Mayor for four year terms. The Chair and Vice Chair are elected by the Board each January for a one-year term. Messages for Boardmembers may be left with Housing Staff at 707-441-4214.

Housing Staff are city employees who routinely deal with the public on housing and affordable housing development related matters. City Staff prepare reports and recommendations on Housing Program loans and housing related issues which come before the Housing Advisory Board.

Who is Eligible? Because the City's housing programs must comply with specific program guidelines and regulations, all homeowners, homebuyers, or rental rehabilitation tenants must meet income eligibility requirements, generally low to moderate income households or tenants.

The purpose of these programs is to upgrade the City's housing stock and to improve living conditions for those in the community. Primary concerns are for health and safety improvements, including Lead Based Paint Hazard Reduction. All properties must be located within the city limits of Eureka. Loans may be deferred or amortized and typically have a 15-30-year term. All loans will be subject to a Promissory Note, and recorded Deeds of Trust and Loan Agreement. All Rental Rehabilitation loans will be subject to a recorded Rent Limitation Agreement to restrict tenant income and rents for the term of the loan, regardless of early payoff.

Housing Rehabilitation Loan Programs offer owner occupants, funding to make much needed repairs to their homes at, or below, market interest rates. The Primary concern is health and safety repairs, and can include energy efficient and handicapped accessibility improvements. This financing is funded by a variety of sources, including, but not limited to the US Dept. of Housing and Urban Development and the State of California Dept. of Housing and Community Development.

CDBG Homebuyer Loan Program offers prospective low and moderate income households an opportunity to purchase a home within the city limits. Applicants must qualify for an amortized payment, first mortgage loan on their own, and be eligible for the City deferred payment, down payment assistance loan as a second mortgage to fill the gap between the first mortgage loan and the purchase price. A Waiting List may be established.

Lead Based Paint (LBP) Hazard Evaluation and Reduction Grant Program: In order to comply with Federal LBP Hazard compliance regulations, any City Housing Program funded rehabilitation on a residence built after 1978 is subject to LBP Hazard reductions. Grants are available for inspections, testing, and mitigation of detected LBP Hazards. Grants are available contingent upon availability of funding sources and are limited by program guidelines.

The Dumpster Program places a dumpster, at no cost, for low income residential property owners and neighborhoods located within the Eureka city limits. Commercial and Rental properties are ineligible.

Paint-Up/Fix-Up Grant Program has been Suspended Due to a Lack of Funding: A Waiting List has been established. Generally provides small grants towards exterior repairs to residential or rental properties where the homeowners or tenants meet income eligibility requirements and provide cash match for repairs.

The Wheelchair Ramp Grant Program has been Suspended Due to a Lack of Funding: Recommendations are for homeowners to seek Housing Rehabilitation loans for ramps. All ramps must be meet ADA standards.

Senior Home Repair Grants are available to low to moderate income seniors 60 years or older for small home repairs. *Please contact the Humboldt Senior Resource Center who administers the program at (707) 443-9747.*

Graffiti Program Grants provide Graffiti removal materials as sponsored by Shafer's Ace Hardware for the removal of graffiti on residential properties. Call City staff for information.

AB987 List of Affordable Housing At-Risk of Converting to market rate. The housing units on this list are required to remain affordable to low and moderate income households. Rents are to remain affordable to households with gross annual incomes below 80% of Humboldt County Median Income.

Many programs have established Waiting Lists and all loan application materials received by the City of Eureka will be a matter of public record.